

TITLE 29.075. STANDARDS FOR SINGLE FAMILY DWELLINGS.

29.075.010. Codes and Standards.

Any dwelling or other structure which is designed or intended for human habitation which is to be located in Brigham City outside of a Mobile Home Park or Mobile Home¹ Subdivision must meet the Standards of the Uniform Building Code and other codes as adopted by Brigham City or if it is a Manufactured Home, it must meet the standards of, and be certified under the National Manufactured Housing and Standards Act of 1976 and must prominently display an insignia approved by the United States Department of Housing and Urban Development and must not have been altered in violation of such codes.

29.075.020. Additional Requirements.

In addition to the above Codes and Standards, the following requirements shall also be met:

A. The dwelling must be permanently connected and attached to a site built permanent foundation which meet ICBO Guidelines for Manufactured Housing installations if a manufactured home. Any running gear shall be removed and stored out of sight. Any enclosure must be secured to a perimeter of the dwelling and be constructed of materials that are weather resistant and aesthetically consistent with concrete and masonry foundation materials.

B. The dwelling must be permanently connected to and approved for all required utilities.

C. The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be filed with the State Tax Commission pursuant to Utah Code Annotated 59-2-602 and qualified therefore as an improvement to real estate.

D. The dwelling must provide 72 square feet of enclosed storage with the minimum height of six feet located in a basement or garage area or in an accessory storage structure. Such structure shall conform to all applicable building codes.

E. Porches and landings for ingress and egress to the dwelling must be built and must be in accordance with the Uniform Building Code as adopted by the State of Utah.

F. At least 60% of the roof must be pitched at least 2/12 and shall have roof surface of wood shakes, asphalt, composition, wood shingles, concrete, metal tiles, slate, built up gravel materials or other materials approved by the Uniform Building Code.

G. The dwelling shall have exterior siding consisting of wood, masonry, concrete, stucco, masonite, metal, or vinyl. The roof overhang, including rain gutters, shall not be less than one foot, measured from the vertical side of the building but not including bay windows, nooks, morning rooms, etc.

H. The width of the dwelling shall be at least 20 feet for a length of at least 20 feet exclusive of any garage area. The width shall be considered the lessor of two primary dimensions. If the architectural front of the dwelling is less than half the other dimension, the required off-street parking shall be in a 2-car garage or carport attached to the dwelling as illustrated in Diagram A.²

[DIAGRAM A GOES HERE]

I. Required off street parking spaces shall meet the zoning ordinance requirements.

J. The Zoning Administrator in concert with the City Planning Commission may approve deviations from one or more of the development or architectural standards provided herein on the basis of finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

K. *Continuous sidewalk shall be installed parallel with the property line on any public right-of-way in compliance with the codes and standards.*³

¹ Ordinance No. 99-35, 12/16/99

² Ordinance No. 98-01, 1/8/98

³ Ordinance No. 03-16, dated 3/3/03.

Together, they may also require other deviations to achieve the overall goals and purposes of this ordinance. These requirements may be appealed to the Board of Adjustment.